

Abaco

Single Family Home

REF#46654

**COLDWELL
BANKER**

**LIGHTBOURN
REALTY**



LOT SIZE

3 Acres



SQ. FT.

2,776 sq.
ft.



BEDS

2



BATHS

4

\$3,500,000

Location: Abaco

Amenities: Beach Access,Beach Front,Generator,Guest House,Ocean View,Pet Friendly,Private Dockage,Private Island.

Summary: Welcome to Orchid Beach on Sugar Loaf Cay, a 62-acre out island with its own bonefish flats, located just minutes away from two of Marsh Harbour's largest marinas. Nestled on just under 3 acres of private property, this poured concrete home features a main house, guest cottage and its own deep-water harbour that can accommodate up to a 35-foot boat.

The main home upstairs features 360-degree views and an open floor plan, so you can drink in the full Sea of Abaco and its neighboring islands from anywhere in the home. Boasting a fully equipped kitchen, dining, living, bedroom, huge walk-in closet, a separate laundry room, and 1 1/2 baths. The 2nd bath has plumbing ready for a rain shower. Black out shades from Hunter Douglas keep out the full moon, but when open allow full view of the constellations through the Pella impact windows. The downstairs cottage has a living/dining/kitchen area with 1 bed & 1 1/2 baths. Attached is a poured concrete Man Cave/She Shed that can be converted into a pied-à-terre or guest apartment. Marble stone floors from Turkey complete the easy to care for home and add a touch of elegance.

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